

PLANNING COMMISSION

SEPTEMBER 24, 2013

Handouts

studnöl

Heckman, Lee

From: Auzenne, Viktor
Sent: Tuesday, September 24, 2013 12:23 PM
To: Heckman, Lee
Cc: Anguiano, Dora
Subject: RE: Temp Sign Code Amendment

I do not have a problem with postponing this item.

From: Heckman, Lee
Sent: Tuesday, September 24, 2013 12:01 PM
To: Auzenne, Viktor
Cc: Anguiano, Dora
Subject: Temp Sign Code Amendment

Vicktor:

Please see note from Greg. As the staff assigned to this item, do you wish to postpone?

Lee

From: Anguiano, Dora
Sent: Tuesday, September 24, 2013 11:59 AM
To: Heckman, Lee
Subject: FW: Draft Projection ordinance - comments

From: Guernsey, Greg
Sent: Tuesday, September 24, 2013 11:01 AM
To: Whellan, Michael
Cc: Johnson, Christopher [PDRD]; Auzenne, Viktor; Lloyd, Brent; Whellan, Michael; Anguiano, Dora
Subject: Re: Draft Projection ordinance - comments

Hi Micheal: I would suggest a staff requested two week postponement. Please keep in mind this amendment is not part of the special events ordinance and was designed to address projecting images and not signs attached physically to a building (such as wrapping a building with LEDs). We probably need to me on this soon. Greg

Sent from my iPhone

On Sep 24, 2013, at 8:27 AM, "Whellan, Michael" <MWhellan@gdhm.com> wrote:

I think that makes sense, since there is a reference to "Tier 4" events and we do not yet have a special events ordinance ready to present to PC or to Council.

Will you postpone; or do we need to have someone there to request a postponement?

MJW.

From: Guernsey, Greg [<mailto:Greg.Guernsey@austintexas.gov>]
Sent: Tuesday, September 24, 2013 7:22 AM
To: Whellan, Michael
Cc: Johnson, Christopher [PDRD]; Auzenne, Viktor; Lloyd, Brent
Subject: RE: Draft Projection ordinance - comments

Hi Michael:

Based on the number and extent of the proposed changes, I would suggest this item be postponed tonight at PC.

Greg

From: Whellan, Michael [<mailto:MWhellan@gdhm.com>]
Sent: Monday, September 23, 2013 10:42 PM
To: Guernsey, Greg
Cc: Whellan, Michael
Subject: Draft Projection ordinance - comments

Attached are some revisions to the Projected Advertising (Digital Image) ordinance.

Wanted to be sure you saw these as well.

MJW.

Michael J. Whellan
Direct: 512.480.5734
Facsimile: 512.480.5834
E-mail: mwhellan@gdhm.com

<image001.png>

401 Congress Avenue, Suite 2200
Austin, Texas 78701
Phone: 512.480.5600
www.gdhm.com

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Heckman, Lee

From: Annie Armbrust [REDACTED]
Sent: Tuesday, September 24, 2013 11:54 AM
To: Heckman, Lee
Cc: Guernsey, Greg
Subject: RE: Postponement request: #C-1 Vested Development Rights

Hi Lee,

Thank you for sending this email. RECA appreciates staff's acceptance of our postponement request and is fine with two weeks (October 8, 2013).

Best,
Annie

Annie D. Armbrust
Director of Public Relations



RECA
REAL ESTATE COUNCIL
OF AUSTIN

98 San Jacinto Blvd., Suite 510 | Austin, TX 78701
P: 512-320-4151 F: 512-320-4152



From: Heckman, Lee [<mailto:Lee.Heckman@austintexas.gov>]
Sent: Tuesday, September 24, 2013 11:23 AM
To: Annie Armbrust
Cc: Guernsey, Greg
Subject: FW: Postponement request: #C-1 Vested Development Rights

Ms. Armbrust:

As emcee for today's Planning Commission meeting, I am in receipt of the request for postponement of Item #1, Vested Development Rights. I would like to offer the postponement request as a Consent item to the Commissioners as I read through their agenda. Because this is the first postponement request, I can all but assure you the request will be granted.

However, in your note below, you indicate you would appreciate a two to four week postponement. Typically postponement requests specify the length of postponement, or provide a specific date, rather than a range. Staff would prefer to start with a two-week postponement. If you concur, then I may offer this request for Consent approval (as opposed to a possible discussion postponement over the length of the postponement).

Please let me know if you concur with two weeks, or contact me with any questions.

Lee Heckman, AICP
City of Austin
[Planning & Development Review Department – Current Planning](#)
One Texas Center
505 Barton Springs Road, 5th Fl
Austin, Texas 78704

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Tel: 512 – 974 – 7604
Fax: 512 – 974 – 6054
Email: lee.heckman@austintexas.gov

From: Guernsey, Greg
Sent: Tuesday, September 24, 2013 7:31 AM
To: Anguiano, Dora; Heckman, Lee
Cc: Lloyd, Brent
Subject: FW: Postponement request: #C-1 Vested Development Rights

FYI

From: Annie Armbrust [REDACTED]
Sent: Monday, September 23, 2013 5:32 PM
To: Anderson, Dave - BC; Chimenti, Danette - BC; Stevens, Jean - BC; mnrghatfield@yahoo.com; Hernandez, Alfonso - BC; Jack, Jeff - BC; Nortey, James - BC; Oliver, Stephen - BC; Roark, Brian - BC; Smith, Myron - BC
Subject: Postponement request: #C-1 Vested Development Rights

Dear City of Austin Planning Commissioners,

I am writing to respectfully request a postponement of item #C-1 Vested Development Rights. RECA leadership and members continue to analyze the language but would appreciate more time to work both internally and with City staff on this complicated ordinance. **We would appreciate a two to four week postponement.** Thank you for your consideration.

Best,
Annie

Annie D. Armbrust
Director of Public Relations

<image001.png>
98 San Jacinto Blvd., Suite 510 | Austin, TX 78701
P: 512-320-4151 F: 512-320-4152
<image002.png><image003.png><image004.png>

The following table shows the results of the regression analysis for the dependent variable Y and the independent variable X . The regression equation is $Y = 0.5X + 1.2$. The coefficient of determination is $R^2 = 0.85$. The standard error of the estimate is $SE = 0.3$. The t-statistic for the slope coefficient is $t = 4.5$, and the p-value is $p = 0.0001$. The F-statistic for the overall regression is $F = 20.25$, and the p-value is $p = 0.0001$.



#5

Board of Directors

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American Heart Association
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Author
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Entrepreneurs Foundation
Jennifer Vickers
Community Investment Corp.
Alice Waters
Chez Panisse

September 18, 2013

To Mayor Leffingwell, City Council, and City Planning Commission Staff:

Sustainable Food Center has been working with urban farms in Austin since our inception. With a mission to cultivate a healthy community by strengthening the local food system, we've increased access of fresh produce to individuals, families, neighborhoods, schools and worksites by connecting them with the people who grow this amazing food in Austin. One reason our local growers are so important to this city is because they use only organic methods to maintain and produce crops and proteins, eliminating all synthetics and chemicals. The resulting food is safe, fresh and nutritious.

Austin's urban farms are good stewards of the land in other ways as well, collecting rainwater, recycling and reusing materials, and contributing to the biodiversity and resiliency of our environment. We are witness to their care of this community. The farms host regular markets, school field trips, educational farm tours, supper clubs and fundraisers for nonprofits doing great work in our area; all of these events provide safe, healthy and educational community gathering points.

As underscored in the recent EGRSO report, local urban farms bring dollars to Austin through agri-tourism. Visitors who come from out of town to see the farms subsequently spend money on hotels, rental cars, sightseeing, personal purchases, restaurants and other entertainment. We can attest to this by the spinoff economic affect generated by tourists to our farmers' markets. These small businesses generate, retain, and recirculate wealth in our community while creating access to fresh produce for low income families and preventing diet-related disease.

SFC fully supports the recommendations made by the Austin/ Travis County Sustainable Food Policy Board pertaining to the urban farm code. Several board members worked diligently with city staff to host a number of public meetings, gathering input from community members and crafting these recommendations based on Austinites' suggestions. It was a thorough and participatory process, and the subsequent recommendations reflect the voice of our community members. People want Austin urban farms. They want a proliferation of fresh, nutritious produce and clean sources of meat. We all want Austin to be the health-conscious city that we claim to be, which includes a vibrant local food system. Further restrictions on production and marketing of healthy, local food can only hinder lower-income individuals from participating in a vibrant local food system—preventing more small land owners from initiating home-based businesses and driving up the cost of healthy food.

I encourage you to accept the recommendations made in full by the Sustainable Food Policy Board and to help SFC fulfill our vision of a food secure community where all children and adults grow, share and prepare healthy, local food!

Thank you for your consideration.

Ronda Rutledge
Executive Director

Planning Commission 9/24/13

CH

My name is Stuart Harry Hersh, and like most in Austin, I rent.

I support an accessible ramp code amendment with the following language:

A ramp may be installed without a building permit wherever a sidewalk is allowed to be installed, provided the ramp complies with the applicable provisions of the adopted Visitability Ordinance, Residential Code, and Building Code.

RATIONALE: This amendment clarifies that ramps may be installed within setbacks only where sidewalks are allowed, for ramps are merely walking surfaces like sidewalks that are elevated and create a level of accessibility for people with disabilities. Sidewalks do not require building permits since they are structures but are not buildings (intended for human occupancy), and ramps should not require building permits for the same reason. Compliance with impervious over standards would continue.

I support the staff recommendation for the Planned Unit Development code amendment.

RATIONALE: The staff recommendation allows the developer to choose either on-site affordability for those at or below 60% Median Family Income (in 2013, this an individual who may earn less than \$30,000) or pay a fee-in-lieu prior to occupancy that could provide off-site housing opportunities for those who earn less than 30% Median Family Income (in 2013, this is an individual earning less than \$15,000) per year. The staff recommendation offered no preference for serving the higher income households on the PUD site over the lower income households who desperately need S.M.A.R.T. (SAFE, MIXED-INCOME, ACCESSIBLE, REASONABLY-PRICED, AND TRANSIT-ORIENTED) Housing in neighborhoods throughout Austin.

Stuart Harry Hersh, 1307 Kinney Avenue #117, Austin, TX 78704-2279 shersh@austin.rr.com

512 -587-5093

**Neighborhood Housing and Community Development
Rent Buy-Down Analysis
September 24, 2013**

CY

Assumptions:

- Central city very high opportunity area estimated rents used as the market rent;
- HUD Income and Rent Limits effective March 15, 2013;
- 60% MFI rents do not have utility allowance deducted;
- Discount rate of 6% was used to determine net present value of lost revenue over 40 years;
- Analysis does not consider increasing rents over time.

Conclusions:

- Per unit buy-down cost for 1 bedroom from market to 60% MFI published rent = \$606 per month.
- Actual cost over 40 years for 6 units = \$1,745,280.
- The Net Present Value to purchase the lower rents for 6 units up front = \$656,500.

Buy-Down	\$1 Ex.	\$606 X 12M	\$974 X 12M	Fair Market Rents	1B	2B	Buydown 1B	Buydown 2B
Years	0.0600	1BR	2BR	60%	\$854	\$1,026	\$606	\$974
1	0.9434	\$6,860.38	\$11,026.42	Market	\$1,460	\$2,000		
2	0.8900	\$6,472.05	\$10,402.28					
3	0.8396	\$6,105.71	\$9,813.47					
4	0.7921	\$5,760.11	\$9,257.99					
5	0.7473	\$5,434.06	\$8,733.95					
6	0.7050	\$5,126.47	\$8,239.58					
7	0.6651	\$4,836.30	\$7,773.19					
8	0.6274	\$4,562.54	\$7,333.20					
9	0.5919	\$4,304.29	\$6,918.11					
10	0.5584	\$4,060.65	\$6,526.52					
11	0.5268	\$3,830.80	\$6,157.09					
12	0.4970	\$3,613.96	\$5,808.58					
13	0.4688	\$3,409.40	\$5,479.79					
14	0.4423	\$3,216.41	\$5,169.61					
15	0.4173	\$3,034.35	\$4,876.99					
16	0.3936	\$2,862.60	\$4,600.94					
17	0.3714	\$2,700.56	\$4,340.51					
18	0.3503	\$2,547.70	\$4,094.82					
19	0.3305	\$2,403.49	\$3,863.04					
20	0.3118	\$2,267.44	\$3,644.37					
21	0.2942	\$2,139.10	\$3,438.09					
22	0.2775	\$2,018.02	\$3,243.48					
23	0.2618	\$1,903.79	\$3,059.89					
24	0.2470	\$1,796.03	\$2,886.69					
25	0.2330	\$1,694.37	\$2,723.29					
26	0.2198	\$1,598.46	\$2,569.14					
27	0.2074	\$1,507.98	\$2,423.72					
28	0.1956	\$1,422.62	\$2,286.53					
29	0.1846	\$1,342.10	\$2,157.10					
30	0.1741	\$1,266.13	\$2,035.00					
31	0.1643	\$1,194.46	\$1,919.81					
32	0.1550	\$1,126.85	\$1,811.14					
33	0.1462	\$1,063.07	\$1,708.62					
34	0.1379	\$1,002.89	\$1,611.91					
35	0.1301	\$946.13	\$1,520.67					
36	0.1227	\$892.57	\$1,434.59					
37	0.1158	\$842.05	\$1,353.39					
38	0.1092	\$794.38	\$1,276.78					
39	0.1031	\$749.42	\$1,204.51					
40	0.0972	\$707.00	\$1,136.33					
SUM	15.0463	\$109,416.67	\$175,861.12					
6-1B		\$656,500.03						
6-2B			\$1,055,166.71					

*Discount Rate assigned to Determine NPV 6%

C8 = Pages missing from

Planning Commission hearing: September 24, 2013

NPA-2013-0025.01 Harper Park Residential

C8
27

PUBLIC HEARING COMMENT FORM

If you use this form to comment, it may be submitted to:

City of Austin
Planning and Development Review Department
512-974-2695

P. O. Box 1088
Austin, TX 78767-8810

If you do not use this form to submit your comments, you must include the name of the body conducting the public hearing, its scheduled date, the Case Number and the contact person listed on the notice in your submission.

Case Number: NPA-2013-0025.01

Contact: Maureen Meredith, 512-974-2695

Public Hearing: Jul 23, 2013, Planning Commission
August 22, 2013, City Council

☐ I am in favor
☒ I object

Lisa Chelva Chelva
Your Name (please print)

5020 Oak Blvd S, Austin TX 78735
Your address(es) affected by this application

Lisa Chelva Chelva
Signature

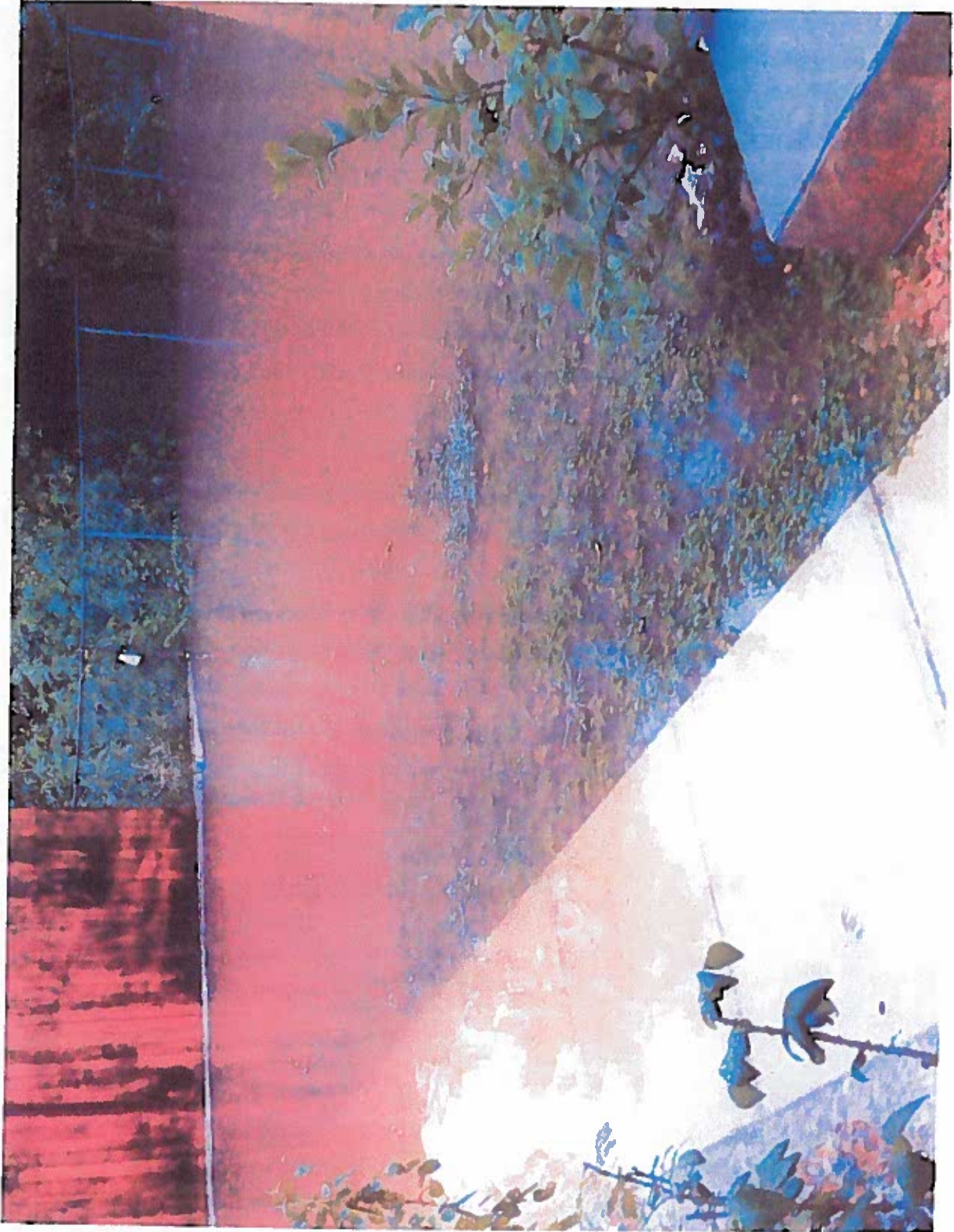
8-13-13
Date

Comments: Our property is cut in half by the City of Austin Easement. Currently during heavy rainfall water fills the 45 ft deep creek and comes within feet of our home. Our concern is that proposed 75-80 homes and roadway to support the increased traffic, would require enough irrigation over that would put our home and safety in jeopardy. We do not feel the proposed water retention structure is sufficient enough to handle the run-off and protect those along the creek easement. Please see attached photos

C8
28



C8
29



C8
30



C8
31

PUBLIC HEARING COMMENT FORM

If you use this form to comment, it may be submitted to:

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512-974-2695
P. O. Box 1088
Austin, TX 78767-8810

If you do not use this form to submit your comments, you must include the name of the body conducting the public hearing, its scheduled date, the Case Number and the contact person listed on the notice in your submission.

Case Number: NPA-2013-0025.01
Contact: Maureen Meredith, 512-974-2695
Public Hearing: Jul 23, 2013, Planning Commission
August 22, 2013, City Council

☐ I am in favor
☒ I object

ROANEY BAKER
Your Name (please print)

5638 OAK BLVD. AUSTIN, TX 78735
Your address(es) affected by this application

Rooney Baker 8-03-13
Signature Date

Comments: BECAUSE MU IS TOO BROAD. IT ALLOWS
RETAIL & COMMERCIAL WHICH I DO NOT WANT IN
MY NEIGHBORHOOD. IT ALLOWS MULTI-FAMILY, GROUP
SMALLER SINGLE FAMILY, TOWNHOUSE, VERTICAL MIXED
USE, GROUP HOMES & GROUP RESIDENTIAL WHICH I OPPOSE.
MY FEAR IS IF MU IS GRANTED DEVELOPERS
WILL USE THE CANNOT SYSTEM TO OVERLAP
ANY CO'S, PUBLIC OR PRIVATE ASSESSMENT COVENANT
THE CITY PAYS ON THE PROPERTY STRONGLY AGAIN

PUBLIC HEARING COMMENT FORM

If you use this form to comment, it may be submitted to:

City of Austin
Planning and Development Review Department
512-974-2695
P. O. Box 1088
Austin, TX 78767-8810

If you do not use this form to submit your comments, you must include the name of the body conducting the public hearing, its scheduled date, the Case Number and the contact person listed on the notice in your submission.

Case Number: NPA-2013-0025.01
Contact: Maureen Meredith, 512-974-2695
Public Hearing: Jul 23, 2013, Planning Commission
August 22, 2013, City Council

☐ I am in favor
☒ I object

RUT FEISTE
Your Name (please print)

5634 OAK BLVD AUSTIN TX 78735
Your address(es) affected by this application

RUT FEISTE 4 August 2013
Signature Date

Comments: FOR ME TO SUPPORT THE ZONING CHANGE
I WOULD NEED A MORE SECURE GUARANTEE THAT
THE NUMBER OF UNITS ON THE PROPERTY WOULD NOT
EXCEED 76 UNITS AND THAT THERE WOULD BE NO
IMPROVEMENTS AT ALL WITHIN 25' OF ANY PROPERTY LINE.

C8
32

PUBLIC HEARING COMMENT FORM

If you use this form to comment, it may be submitted to:

City of Austin

Planning and Development Review Department

Maureen Meredith

P. O. Box 1088

Austin, TX 78767-8810

If you do not use this form to submit your comments, you must include the name of the body conducting the public hearing, its scheduled date, the Case Number and the contact person listed on the notice in your submission.

Case Number: NPA-2013-0025.01

Contact: Maureen Meredith, 512-974-2695

Public Hearing: Aug 13, 2013, Planning Commission

Aug 22, 2013, City Council

☐ I am in favor
☒ I object

John & Vicki Knox

Your Name (please print)

5632 OAK BLVD.

Your address(es) affected by this application

John & Vicki Knox 8/4/2013

Signature

Date

Comments: See attached

CASE # NPA-2013-0025.01
PLANNING COMMISSION
HEARING AUG 13, 2013 PC
AUG 27, 2013 CITY COUNCIL

MARGREEN MCREOITH

C8
33

We bought our property in 1995. We bought with the knowledge that the property behind us (subject of this proposed zoning change) was zoned LO-CO. We were OK with that and purchased the property with this knowledge.

Several years ago, Gail Whitfield chose to buy the subject property and she also had the knowledge that it was zoned as LO-CO.

From discussion with long time residents of Oak Acres, many years ago there was a thoroughly negotiated, well thought out agreement between all parties (neighborhoods and land owner) to agree to this LO zoning with the Conditional Overlays that exist on this property to this day.

Furthermore, in 2010, the City of Austin, Oak Hill residents, and stake holders finalized a Neighborhood Plan/Future Land Use Map for Oak Hill East and West which again confirmed that this subject property should be zoned LO-CO.

Now, here we are, with Gail Whitfield, owner of the subject property, asking everyone to toss aside and negate the longstanding years of agreement on how this property should be zoned and the Neighborhood Plan. WE STRONGLY OBJECT TO THIS!!!

The following are other reasons why we object to the change in re-zoning and to the Neighborhood Plan:

LACK OF ADEQUATE PROTECTION FOR OUR NEIGHBORHOOD THROUGH PROPOSED CONDITIONAL OVERLAYS (COs) OR RESTRICTIVE COVENANTS (RCs)

Gail Whitfield and Weekly Homes are proposing a high density development that will be SQUISHED into the subject property between two incompatible neighborhoods - we have a rural feel, large lots, are highly vegetated, and through deed restriction are one story homes. The subject property is NOT in the city's desired development zone - high density building is neither desired nor appropriate!!

We had a neighborhood meeting with Whitfield and Weekly Homes where they agreed to, and stated, that we could get COs to assure vegetation buffers, the number of homes, set backs, lighting, flood control, etc. We agreed to proceed with conversations on zoning changes based on the belief that these COs would be put in place in order to protect our neighborhood. These conditions were agreed to at the OHAN meeting in July. To this date, Whitfield/Weekly will not put agreement to these COs in writing which makes us believe they have no honor, and no intention, to follow through with their statements. Additionally, we have learned the City of Austin does not recommend these COs for the type of protections we seek, but rather Restrictive Covenants. The fact is, the only way these RCs would possibly be enforced are through private and/or neighborhood lawsuits - no City protection. We do not have the means/deep pockets to fight this - so we would be thrown to the wolves in trying to protect our neighborhood and enforce the RCs.

CS
34

THIS LAND IS VERY ENVIRONMENTALLY SENSITIVE AND IS IN THE EDWARDS AQUIFER RECHARGE ZONE. CAVES EXIST ON THIS PROPERTY.

It is not disputed that this land is environmentally sensitive. It is over the recharge zone. We object to the further consideration of this re-zoning/land use without the city rendering an opinion as to the watershed regulations and requirements, and until there has been a determination if it must comply with 15% impervious cover, or not?? Furthermore, there are Critical Water Quality Zones and Water Quality Transition Zones located on subject property. We object to changes until the city renders a decision regarding the impervious cover restrictions on the development site at the time of development.

Caves exist on the subject property. These caves should be investigated, mapped, and recorded by the City before any land use, zoning change or development begins. We want to protect these sensitive features, and believe the City shares this desire and responsibility.

FLOODING CONCERNS IN THE OAK ACRES NEIGHBORHOOD

During heavy rains, our neighborhood has water entering homes, as well as, deep standing water in yards, in drainage ditches and culverts along the road. Again, I re-emphasize, we are a rural neighborhood. We do not have the curbs and storm drains afforded a more modern, urbanized development. A major source of the water entering our neighborhood is from the Harper Tract/subject property which is up-elevation from us. We are very concerned that additional impervious cover on the subject property will increase the flooding problem in our neighborhood. The results of the Watershed Protection Plan's Flood Study should be known before any further consideration of zoning or land use changes are considered. (Last estimate was that this study will be released in Fall 2013). A dense development with 35% impervious cover could result in catastrophic consequences for our neighborhood during periods of heavy rainfall.

As longtime citizens of the City of Austin, we respectfully request you will consider the objections and concerns of our neighborhood and deny the changes to the zoning and neighborhood plan for this subject property.

*John & Vicky Knox
5632 Oak Boulevard*

Anguiano, Dora

CS

From: Jake at Bluebonnets & Rain [REDACTED]
Sent: Tuesday, September 24, 2013 5:05 PM
To: Anderson, Dave - BC
Cc: Oliver, Stephen - BC; Hernandez, Alfonso - BC; Chimenti, Danette - BC; Roark, Brian - BC; Smith, Myron - BC; Nortey, James - BC; Jack, Jeff - BC; Stevens, Jean - BC; Anguiano, Dora
Subject: Urban Farm Code Amendment

Dear Mr. Anderson and Members of the City of Austin Planning Commission,

This evening as you address regulations for urban farming in Austin, I hope that you will listen closely and give much weight to what the urban farmers relate to you, as they are some of the hardest workers, most dedicated business people, and most intelligent planners one might have the honor of knowing.

As one of the first in Austin in the modern era to dig up the front yard and plant an organic garden some 45 years ago, and as an agricultural professional, my vision tells me that urban farming and agriculture will take on an increasingly critical role in urban life in the decades to come.

Many of the ideas about urban farming which sprouted decades ago are beginning to bear more and more fruit and will continue to expand in the coming decades. There are now commercial greenhouses growing food on building rooftops in some cities and many more urban farms and community gardens feeding city dwellers.

No matter how you might try, you can not eat a cyber carrot, cabbage, or ear of corn, so having a vibrant urban farming community is just as important as having an innovative high tech industry.

Though I now live in rural Llano County, I grew up in Austin, went to school, and worked there most of my life, so the people of Austin will always be close to my heart, just as is planting trees and crops which will endure long after I am gone.

Farmers have to love what they do because it is some of the hardest work there is, it requires a huge investment in time and money, and its always a gamble on what the season will bring, so please heed what the hard working and dedicated urban farmers of Austin ask of you this evening. Its the farmer who feeds us all.

Thanks much for your consideration,

Jake Billingsley
Bluebonnets & Rain
PO Box 340
Llano, Texas 78643
jake@bluebonnetsandrain.com
325-247-2746

20

Anguiano, Dora

C19

From: Marc Davis [REDACTED]
Sent: Monday, September 23, 2013 9:27 PM
To: Anguiano, Dora; Anderson, Dave - BC; Barton-Holmes, Christine
Cc: Jean mather; Pam Kostas; Jeffrey Levenberg
Subject: Re: Postponement request - SPC-2013-0218A - Joe's Crab Shack change of use

Sorry for the resend - I had a typo in Ms. Anguiano's email address.

On Sep 23, 2013, at 9:25 PM, Marc Davis <president@srccatx.org> wrote:

> Mr. Anderson, Ms. Anguiano, and Ms. Barton-Holmes,

>

> I am writing to you at this late stage to request a postponement of the Joe's Crab Shack change of use hearing that is scheduled for Planning Commission's meeting tomorrow. When we were notified of this application, members of SRCC were advised by Staff that the applicant would not be able to modify the exterior of the building at all. This was obviously agreeable to the neighborhood and nearby residents and we saw no reason to oppose. Unfortunately, in recent days, it was discovered that this is actually not the case - they will be allowed to modify the exterior and the Applicant's engineer intends to raise the height of the building up to 60 feet. This is obviously a significant change that we were unaware of and SRCC would like additional time to gather more information, review the situation, meet with the applicant, and bring the issue to our membership for a vote.

>

> Thank you in advance for your efforts on this matter.

>

> Sincerely,

> Marc Davis

> SRCC President

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